

Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

## BOROUGH OF SEASIDE HEIGHTS

## OCEAN COUNTY, NEW JERSEY



Housing Plan Element & Fair Share Plan

Prior Round (Round I & II) (1987-1999)

Third Round (1999-2025)

Fourth Round (2025-2035)

June 19, 2025

Prepared by:



**Consulting & Municipal  
ENGINEERS**

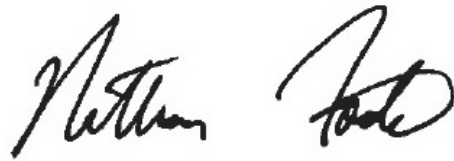
**CME Associates**

1460 US 9 South  
Howell, NJ 07731  
732-462-7400



---

Malvika Apte, PP, AICP  
NJ License No. 33LI00605600  
CME Associates



---

Nathan Foote, PP, AICP  
NJ License No. 33LI00653200  
CME Associates

*The original document was appropriately signed and sealed in accordance with the Chapter 41 Title 13 of the State Board of Professional Planners.*

Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

**ACKNOWLEDGMENTS:**

**Borough of Seaside Heights Mayor and Council**

Anthony E. Vaz – Mayor

Vito Ferrone – Borough Council President

Mike Carbone – Councilperson

Victoria Graichen – Councilperson

Harry Smith – Councilperson

Richard Tompkins – Councilperson

Robert Triano - Councilperson

**Borough of Seaside Heights Land Use Board**

Frank C. Gorman – Chair

Frank Santora – Mayor’s Designee

Vito Ferrone - Councilperson

Christopher Vaz

Thomas Faragalli

Steve Sanzone

David Witherspoon

Salvador Irizarry

Ted Szejnrok

Paul Firetto – Alternate 1

Steve Zabarsky, Esq. – Board Attorney

Robin LaBue, Esq. – Borough Attorney

Michael Goldstein, PE – Board Engineer

Jennifer Gorini, PP – Board Planner

Sherri Sieling - Board Secretary

**Project Team**

Malvika Apte, PP, AICP – Planning Department Director

Nathan Foote, PP, AICP – Senior Planner

Pooja Lakshmi Hegde, AICP Candidate – Associate Planner

Myles Elgart, AICP – Associate Planner

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

**TABLE OF CONTENTS**

<b>Introduction.....</b>	<b>5</b>
Location and Context .....	5
Affordable Housing .....	10
<b>Housing Plan Element .....</b>	<b>13</b>
Analysis of Demographic, Housing, and Employment Characteristics .....	15
DEMOGRAPHICS .....	15
POPULATION .....	15
Population Composition by Age.....	16
Households .....	17
Existing Housing Conditions.....	19
Housing Type and Size.....	20
Housing Values and Contract Rents.....	20
Housing Conditions .....	22
Housing Stock.....	22
Employment Data.....	23
Employment Status.....	23
Worker Classification .....	23
Workforce by Sector.....	24
Occupations by Type .....	24
Commuting to Work.....	25
<b>Fair Share Plan .....</b>	<b>27</b>
Fair Share Obligation .....	27
Present Need (Rehabilitation) Obligation .....	29
Prior Round Obligations and Mechanisms (1987-1999).....	29
Third-Round Unmet Need and Mechanisms.....	29
Senior Rental Units.....	29
Vacant Land and Realistic Development Potential Analysis.....	31

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

Fourth Round Prospective Need Obligations .....	31
Fourth Round Compliance Mechanisms .....	32
Family Rental Units .....	32
Supportive/Special Needs Housing .....	34
Affordable Housing Overlay .....	35
<b>Housing Administration .....</b>	<b>36</b>
Affordable Housing Ordinance .....	36
Development Fee Ordinance .....	36
Affordable Housing Trust Fund .....	36
Affordability Assistance Program .....	37
Municipal Housing Liaison .....	37
Affordable Housing Administrative Agent .....	37
<b>Appendices .....</b>	<b>38</b>

### **List of Appendices:**

1. Resolution 25-62
2. Vacant Land Analysis
3. Affordable Housing Ordinance Draft
4. Affordable Housing Overlay Zone – Block 42 Lot 1 Ordinance Draft
5. Affordable Housing Overlay Zone – Borough-Wide Ordinance Draft
6. Deed Restriction for Cornerstone Development
7. Spending Plan

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

## INTRODUCTION

### LOCATION AND CONTEXT

The Borough of Seaside Heights is 0.74 square miles in size (0.62 square miles of which is land with 0.13 square miles of water) and is located on the Barnegat Peninsula in the eastern part of Ocean County. Its neighboring municipalities are Seaside Park to the south and Toms River to the north. The Borough is bordered by the Atlantic Ocean to the east and Barnegat Bay to the west. The main highways servicing the Borough are State Highway 37, which provides access to the mainland over Barnegat Bay; and State Highway 35, which runs north to south along the Barnegat Peninsula.

### History and Development Patterns

Seaside Heights, located on the Barnegat Peninsula (also called Island Beach), is a summer resort town that thrives due to its proximity to the Atlantic Ocean and Barnegat Bay. Incorporated in 1913, it is the newest development on the island and the most easily accessed from the mainland via the Mathis Bridge.

The Borough of Seaside Heights recorded a population of 2,440 according the 2020 US Census. However, the Borough experiences a significant influx of visitors, with an estimated 65,000 people annually drawn to its beaches and attractions. The Borough's popularity and recognition increased dramatically from the hit show *Jersey Shore*.

The initial stages of the town's development are challenging to determine, it is believed that the settlement was situated on or near Cranberry Inlet, which served as an important shipping channel during the 18th century. In the 1780s, New Jersey privateers utilized the inlet for the purpose of raiding British vessels. The inlet's closure in 1812, attributed to storms and ocean conditions, impacted regional trade. While recreational activities like duck hunting and fishing were popular throughout the 18th and 19th centuries, permanent settlements did not occur until the early 20th century. By 1916, Seaside Heights was officially a Borough.

The development of the Borough increased due to infrastructure improvements such as the construction of the first bridge over Barnegat Bay. This bridge made Seaside Heights accessible by car from Philadelphia and New York City. The Borough also constructed a new passenger rail-road station, freight station and installed public utilities.

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan



*Figure 1 Automobiles over Barnegat Bay circa 1920s (Ocean County Historical Society)*

Based on U.S. Census estimates from 2023, the plurality of housing (1,127 units of 2,807 units) are single-family dwellings; however, the same estimates indicate that only 1,075 units (38.2%) in the Borough are occupied. The majority of occupied units are renter-occupied (643, or 59.8%) with the remainder owner-occupied (40.2%). The income levels of residents in Seaside Heights, based on the 2023 estimates, is generally lower than that of Ocean County residents. The median income for households in Seaside Heights is \$58,988 while in Ocean County the median household income is \$86,411. Existing residential structures largely date from the early to mid-20th century and are located on densely settled streets near the ocean. Today, Seaside Heights contains a large young population attracted like others before them by the Borough's amusement center and seaside activities.

The Borough has a history of adaptively reusing of older structures. For example, according to historic inventory of the Borough from 1980, the passenger station constructed in 1915 on Central Avenue was converted for use as a restaurant; the structure was later demolished. Similarly, the Union Church, situated on Franklin Avenue, was repurposed for retail uses before it too was demolished. The commercial landscape of the Borough has historically and currently been centered on the Boardwalk and Boulevard, while residential uses are found along East and West Central Avenue, Bay Boulevard, Barnegat Avenue, and adjacent streets. Additionally, the Borough encompasses various park spaces, predominantly located along the bayside, including the Carteret Avenue Playground and Sheridan Ave Park.

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

### **Population History and Demographics**

The Borough now has a population of 2,440 people according to 2020 Census count population data. This is a significant decrease from the 2010 Census count of 2,887 people. According to the NJTPA updated Demographic and Employment Forecast Model the Borough is projected to grow significantly in the coming decades as the Borough is expected to have a population of 3,468 people by 2050.

Seaside Heights consists of 2,440 residents, of which estimates indicate that 1,676 people or 68.7% identify as white alone, 153 people or 6.3% percent identify as African American or Black alone, 44 people or 1.8% identify as American Indian and Alaska Native, 36 people or 1.5% percent identify as Asian, 201 people or 8.2% percent identify as Some Other Race and 330 people or 13.5% identify as two or more races. 556 people or 23.2% percent of the population of any race identifies as Hispanic or Latino, and 1,573 people or 64.5% identify as White alone and not Hispanic or Latino.

Census data also indicates a median household income of approximately \$58,988 (2023 ACS 5-Year estimate) for the Borough. This is a relatively low median household income given that the median household income for Ocean County is \$86,411 (2023 ACS 5-Year estimate) and for the state of New Jersey it is approximately \$101,050 (2023 ACS 5-Year estimate).

### **State Plan**

According to the 2001 State Plan Policy Map, the Borough is located within the Environmentally Sensitive Planning Area (PA5) and the Environmentally Sensitive Barrier Island Planning Area (PA5B). Similarly, the neighboring municipalities of Seaside Park Boro, and the island portion of Toms River Township are located within the Environmentally Sensitive Barrier Island Planning Area (PA5B).

The State Plan provides for the strategic application of investment and regulatory policy to repair and maintain infrastructure in developed areas, to reestablish adequate levels of service in overburdened communities and to protect the agricultural, natural and cultural resources of the state.

The State Plan Policy Map Planning Areas serve a pivotal role in the State Plan by setting forth Policy Objectives that guide the application of the State Plan's Statewide Policies. Planning Areas are areas of land that are greater than one square mile that share a common set of conditions, such as population density, infrastructure systems, level of development or protection of natural systems.

The Environmentally Sensitive Planning Area (PA5) and the Environmentally Sensitive Barrier Island Planning Area (PA5B) are located within the Borough.

The Environmentally Sensitive Planning Area (PA5) protects environmental resources and accommodates growth in Centers; protects the character of existing stable communities; confines programmed sewers and public water services to Centers; and revitalizes cities and towns. The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems and geological features and wildlife habitats.

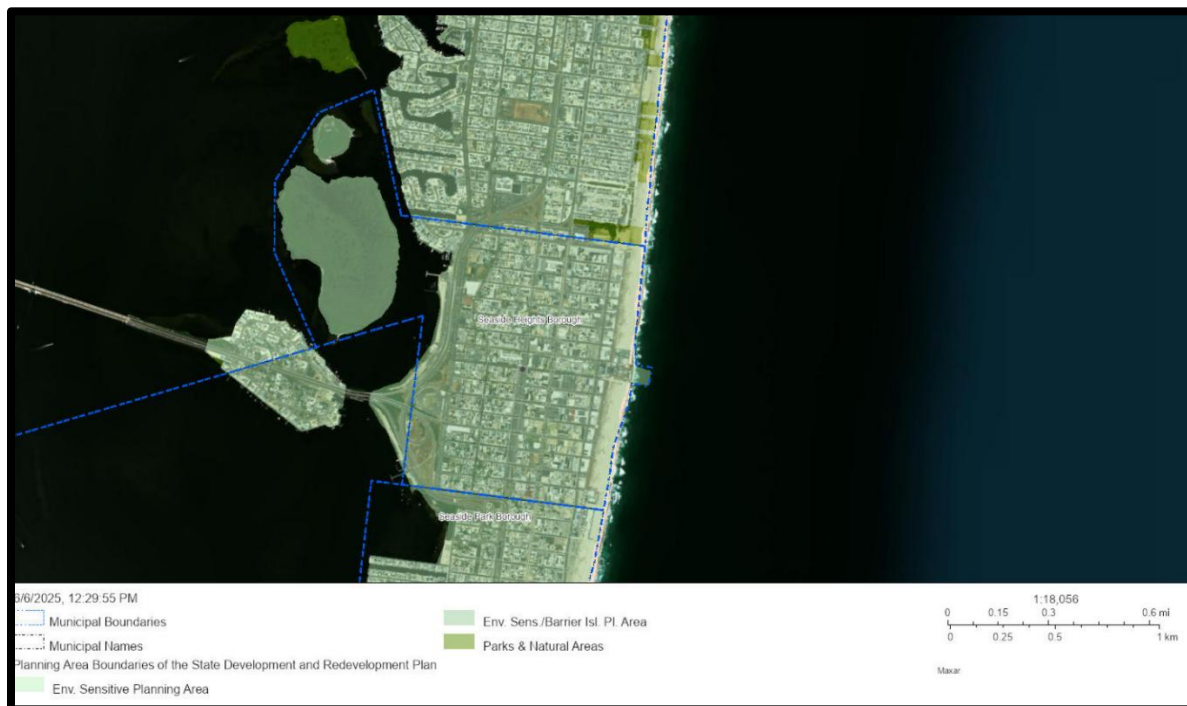


## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

The Environmentally Sensitive Barrier Island Planning Area (PA5B) promotes sustainable economies that are compatible with the natural environment, minimizing the risks from natural hazards, and maximizing public access to and enjoyment of coastal resources. Planning for growth should acknowledge the unique character and history of each barrier island community and the ecosystem which molds it. Public access to the rich variety of experiences which the barrier system offers should be protected and expanded. Redevelopment opportunities should maintain and enhance community character.

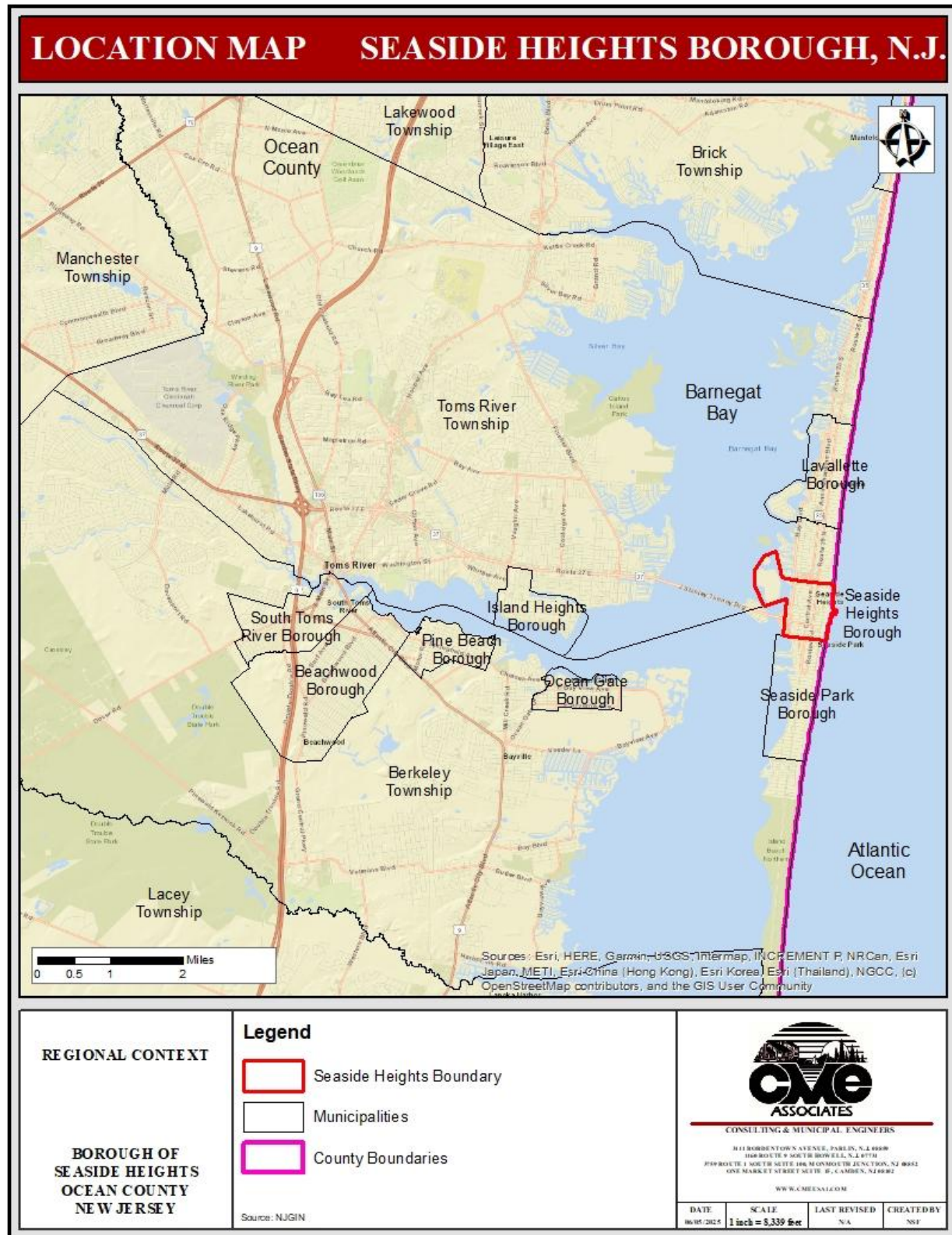
The Borough is actively petitioning for Plan Endorsement and Center Designation from the State Planning Commission. While there is no official designated Centers within the Borough, the area along Ocean Terrace and Boulevard, acts as the Borough’s “Center”, as this is where most of the commercial and economic activity occurs within the Borough.

### 2001 State Plan Policy Map Planning Areas (Seaside Heights Borough)





# Borough of Seaside Heights – Housing Plan Element and Fair Share Plan



## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

### AFFORDABLE HOUSING

In 1975 the New Jersey Supreme Court determined, in *So. Burlington County. NAACP v. Township of Mount Laurel* (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative obligation to provide a “realistic opportunity” for its fair share of low-and moderate-income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its “Mount Laurel II” decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder’s remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

#### **First and Second Rounds**

In 1985 the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (“FHA”). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could satisfy those responsibilities. The Legislature also sought to promote voluntary compliance and empowered municipalities to submit to COAH’s jurisdiction and voluntarily comply under the protections of the COAH process.

Pursuant to the FHA, COAH adopted regulations for the first housing cycle in 1986; which covered the years 1987 through 1993 (“First Round”) and for the second housing cycle in 1994; which covered the years 1993 through 1999 (“Second Round”). Under both the First and Second Rounds, COAH utilized what is commonly referred to as the “fair share” methodology. COAH utilized a different methodology, known as “growth share,” beginning with its efforts to prepare Third Round housing-need numbers.

#### **Third Round**

COAH first adopted the Third-Round rules in 2004; which were to cover the years 1999 through 2014. The “growth share” approach created a nexus between the production of affordable housing and future residential and non-residential development within a municipality, based on the principle that municipalities should provide affordable housing opportunities proportionate to their market rate residential growth, and that along with employment opportunities there should be proportionate opportunities for affordable housing. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide proportionate affordable housing opportunities. The regulations were challenged and in January 2007, the New Jersey Appellate Division invalidated key aspects of COAH’s third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies it had identified.

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted in July of 2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 were subsequently challenged, and in an October 2010 decision the Appellate Division invalidated the “Growth Share” methodology, and also indicated that COAH should adopt regulations

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

pursuant to the “Fair Share” methodology utilized in the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations and sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In October of 2014 COAH was deadlocked and failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants’ rights with the New Jersey Supreme Court. On March 20, 2015, the Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts as it had been prior to the creation of COAH in 1986.

Since the 2015 Mt. Laurel IV decision, municipalities have turned to the courts to seek a declaratory judgement of their housing plans to determine whether they are meeting their constitutional affordable housing obligations, and to be granted immunity from any “builder’s remedy” lawsuits. With no COAH functioning and providing guidance to municipalities to determine their municipal fair share of statewide and regional obligations, a number of independent groups produced their own reports to determine individual obligations across the state. In several court decisions in 2016 and 2018, judges in Middlesex and Mercer County developed a methodology following closely one proposed by Fair Share Housing Center to determine municipal obligations. In the 2018 decision by Judge Jacobson, it was further determined that the initial period of the Third Round which had not been addressed (1999 – 2015) known as the “gap period” is to be included in each municipality’s fair share calculations to address the Third Round.

### **Fourth Round**

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. This new law formally abolished COAH and established a new “Program” for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobsen decision in Mercer County as it related to the Third Round, and adopt a binding resolution setting those obligation numbers. The law also provided revisions to the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

In addition to the revisions to low and moderate income housing crediting, the amended law established a new Affordable Housing Alternative Dispute Resolution Program. The Program is intended adjudicate any disputes in affordable housing, and function as the administrative body responsible for reviewing and certifying municipal compliance with the Fair Housing Act. Through the Program and the Administrative Office of the Courts, municipalities seeking a judgment of compliance with Affordable Housing regulations must submit their plans to the Program for certification and to retain immunity from any potential builders remedy lawsuits.

On January 15, 2025, pursuant to the new amendments to the Fair Housing Act, the Borough adopted Resolution # 25-62, determining (based on the New Jersey Department of Community Affairs (DCA) calculations) a present need obligation of 20 units, and a Fourth Round prospective need obligation of 36 units.

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

This Housing Plan Element and Fair Share Plan has been prepared in accordance with the requirements of P.L. 2024, c. 2, to satisfy the Borough’s municipal obligation to provide for its fair share of the regional need for low and moderate income housing for the Fourth Round period of 2025 – 2035. This Plan also addresses the Borough’s Prior Round obligations.



## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

**HOUSING PLAN ELEMENT**

According to the Municipal Land Use Law (MLUL) (40:55D-28.b(3)), a municipality is required to adopt a Housing Plan Element of the Master Plan, as well as a Fair Share Plan for addressing its low and moderate income housing obligations in accordance with the Fair Housing Act (FHA). Pursuant to the Fair Housing Act, Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality's housing plan element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with attention to low- and moderate-income housing. This updated Housing Plan Element for the Borough of Seaside Heights has been prepared in a manner that is consistent with the FHA and MLUL requirements, and contains the following, as spelled out in the FHA:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
2. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.
7. A map of all sites designated by the municipality for the production of low- and moderate income-housing and a listing of each site that includes its owner, acreage, lot, and block;
8. The location and capacities and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area-wide water quality management plans (including wastewater management plans).

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

10. A copy of the most recently adopted master plan and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate, United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the appropriate authority.

This Housing Plan Element and Fair Share Plan will address the Borough's obligations to provide a realistic opportunity for the construction of low- and moderate-income housing in accordance with the Fair Housing Act, the MLUL, and all guidance provided by the Department of Community Affairs (DCA) and the Affordable Housing Dispute Resolution Program (Program).

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

**ANALYSIS OF DEMOGRAPHIC, HOUSING, AND EMPLOYMENT CHARACTERISTICS**

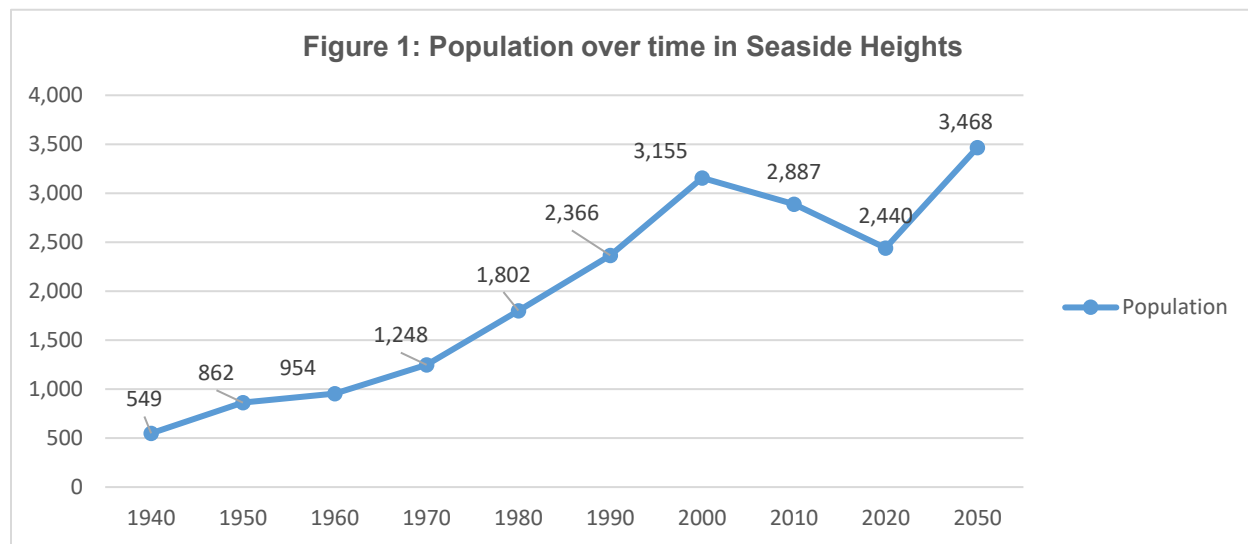
As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Borough's demographic, housing and employment characteristics based on information from the US Census Bureau, and the New Jersey Department of Labor and Workforce Development.

**DEMOGRAPHICS****POPULATION**

Seaside Heights has experienced increased steady growth over the past few decades. Table 1 below illustrates the population growth trends for both Ocean County and the Borough. According to the 2020 U.S Census, the Borough's population stood at 2,440 residents. This marks a 4.1% decrease from 2,887 residents recorded in 2010 and the latest ACS estimates of 2023 indicate the population count is 1,992, suggesting a further population decline in recent years. In comparison, Ocean County's population grew by 10.5% from 2010 to 2020, and increased again in 2023 to 646,434 residents.

Table 1: Population Trends, 2000 - 2010					
	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Seaside Heights	3,155	2,887	2,440	-8.5%	-15.5%
Ocean County	510,916	576,567	637,229	12.8%	10.5%

Source: US Census Bureau Decennial Census (Table DP-1)



Source: US Census Bureau, Decennial Census, North Jersey Transportation Planning Authority Demographic Forecasts



## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

The Borough's population growth experienced a consistent upward trend since 1940 to 2000, since the year 2000, the population has continually decreased as illustrated in Figure 1 above. However, it is projected that the Borough's population might experience a considerable increase by 2050, with an estimated population of 3,468.

### POPULATION COMPOSITION BY AGE

The age composition of Seaside Heights has shifted notably since 2000, as shown in Table 2. According to the U.S. Census Bureau's Decennial Census Estimates, significant decline has occurred among all age cohorts under the age of 44. This decline in population is significant for the under the 5 years age group and the 5 – 9 years age group, which experienced a 45.1% decrease in population. Additionally, college aged young adults (20-24) population decreased by 51.3% and the middle-aged adult (35-44) cohort experienced a 44.4% decrease in population. While, the older population, particularly those aged 55 and above—generally experienced growth. The 55–59 age group increased by 51.6%, and those aged 60 to 64 years grew by 113.6%, indicating that population in Seaside Heights has aged severely over the past decade.

Table 2: Population by Age Cohort, Seaside Heights, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
<b>Total population</b>	3,155	100%	2,440	100%	-22.7%
<b>Under 5 years</b>	238	7.5%	131	5.4%	-45.0%
<b>5 to 9 years</b>	230	7.3%	126	5.2%	-45.2%
<b>10 to 14 years</b>	166	5.3%	134	5.5%	-19.3%
<b>15 to 19 years</b>	176	5.6%	143	5.9%	-18.8%
<b>20 to 24 years</b>	271	8.6%	132	5.4%	-51.3%
<b>25 to 34 years</b>	575	18.2%	390	16.0%	-32.2%
<b>35 to 44 years</b>	541	17.1%	301	12.3%	-44.4%
<b>45 to 54 years</b>	372	11.8%	373	15.3%	0.3%
<b>55 to 59 years</b>	157	5.0%	238	9.8%	51.6%
<b>60 to 64 years</b>	81	2.6%	173	7.1%	113.6%
<b>65 to 74 years</b>	176	5.6%	196	8.0%	11.4%
<b>75 to 84 years</b>	139	4.4%	67	2.7%	-51.8%
<b>85 years and over</b>	33	1.0%	36	1.5%	9.1%
Source: US Census Bureau, Decennial Census (Table DP-1)					

Ocean County has also seen notable shifts in the composition of its population over the past two decades, as shown in Table 3 below. With the exception of the 35–44-year cohorts (which also decreased within the Borough), all other cohorts increased. Similar to the Borough, the number of high schools–age youth (15–19) rose by 32.0%, and college-age young adults (20–24) increased by 49.2%. Significant growth also occurred among older adults, particularly ages 60–64 (87.0%) and 55–59 (63.9%). Overall, there is an aging population both at the Borough and County level.

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

Table 3: Population by Age Cohort, Ocean County, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
<b>Total population</b>	510,916	100%	637,229	100.0%	24.7%
<b>Under 5 years</b>	32,181	6.3%	44,884	7.0%	39.5%
<b>5 to 9 years</b>	34,396	6.7%	43,622	6.8%	26.8%
<b>10 to 14 years</b>	33,898	6.6%	41,909	6.6%	23.6%
<b>15 to 19 years</b>	28,690	5.6%	37,880	5.9%	32.0%
<b>20 to 24 years</b>	23,528	4.6%	35,107	5.5%	49.2%
<b>25 to 34 years</b>	57,098	11.2%	71,896	11.3%	25.9%
<b>35 to 44 years</b>	75,878	14.9%	64,640	10.1%	-14.8%
<b>45 to 54 years</b>	63,293	12.4%	67,819	10.6%	7.2%
<b>55 to 59 years</b>	25,587	5.0%	41,928	6.6%	63.9%
<b>60 to 64 years</b>	23,107	4.5%	43,205	6.8%	87.0%
<b>65 to 74 years</b>	54,304	10.6%	76,886	12.1%	41.6%
<b>75 to 84 years</b>	44,042	8.6%	47,329	7.4%	7.5%
<b>85 years and over</b>	14,914	2.9%	20,124	3.2%	34.9%
Source: US Census Bureau, Decennial Census (Table DP-1)					

The median age of Seaside Heights residents increased significantly by 21.0% between 2000 and 2020, rising from 33.3 to 40.3 years. This growth outpaced both the county and state trends—Ocean County's median age rose by just 1.2%, while the State of New Jersey saw an 8.7% increase over the same period.

Table 4: Median Age, 2000 – 2020			
	2000	2020	Percent Change
<b>Seaside Heights</b>	33.3	40.3	21.0%
<b>Ocean County</b>	41.0	41.5	1.2%
<b>New Jersey</b>	36.7	39.9	8.7%
Source: US Census Bureau, Decennial Census (Table DP-1)			

HOUSEHOLDS

A household is defined as one or more individuals, related or not, living together in a single housing unit. According to the 2023 ACS 5-Year Estimates, the Borough had approximately 1,075 households. Among these, household sizes leaned towards 1-person and 2-person households, with 1-person households comprising 38.9%, 2-person households accounting for 38.0%, and those with 3 people making up 20.8%. The lowest share, however, was 4 or more-person households, accounting for 2.2% of all households.

As illustrated in Table 5, the Borough and the County relatively have a similar makeup of household size, with the largest two being a 1-person household and 2-person households at 28.2% and 34.4% respectively.

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

The Borough's average household size was 1.85 people, significantly lower to the County's average of 2.65 and New Jersey's average of 2.61, according to the ACS estimates.

Table 5: Household Characteristics, 2023						
	Seaside Heights		Ocean County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Households	1,075	100.0%	241,521	100.0%	3,478,355	100.0%
1-person	418	38.9%	68,021	28.2%	918,897	26.4%
2-persons	409	38.0%	83,181	34.4%	1,081,842	31.1%
3-persons	224	20.8%	33,386	13.8%	594,946	17.1%
4 or more persons	24	2.2%	56,933	23.6%	882,670	25.4%
Average Household Size	1.85 people		2.65 people		2.61 people	
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table S2501& B25010)						

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 1,075 households within Seaside Heights, a total of 538 (50.0%) are family households. Which is less than Ocean County, which has 66.6% family and 33.4% non-family households.

Table 6: Household by Type, 2023				
	Seaside Heights		Ocean County	
	Number	Percent	Number	Percent
<b>Total Households</b>	<b>1,075</b>	<b>100.0%</b>	<b>241,521</b>	<b>100.0%</b>
<b>Average Family Size</b>	<b>2.42 people</b>		<b>3.31 people</b>	
<b>Family Households</b>	<b>538</b>	<b>50.0%</b>	<b>160,799</b>	<b>66.6%</b>
Married Couple Family	271	50.4%	127,318	79.2%
- With own children under 18 years	49	18.1%	48,896	38.4%
- No children under 18 years	222	81.9%	78,422	61.6%
Male householder, no wife present	117	21.7%	9,784	6.1%
- With own children under 18 years	110	94.0%	3,965	40.5%
- No own children under 18 years	7	6.0%	5,819	59.5%
Female householder, no husband present	150	27.9%	23,697	14.7%
- With own children under 18 years	6	4.0%	8,312	35.1%
- No own children under 18 years	144	96.0%	15,385	64.9%
<b>Nonfamily Households</b>	<b>537</b>	<b>50.0%</b>	<b>80,722</b>	<b>33.4%</b>
65 years and over	157	14.6%	42,025	17.4%
Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)				

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

Within the Borough, approximately 50.4% of family households consist of married couple householders. Among the remaining family households, 21.7% are headed by an unmarried male householder while 27.9% are headed by a unmarried female householder. The average family size in the Borough is 2.42 persons. The percentage share within family households is significantly less at the County level with unmarried male householder accounting for 6.1% of all households and unmarried female householder accounting for 14.7% of all households. To note, there are about 14.6% and 17.4% non-family households that are aged 65 years and above, at the County and Borough level, respectively.

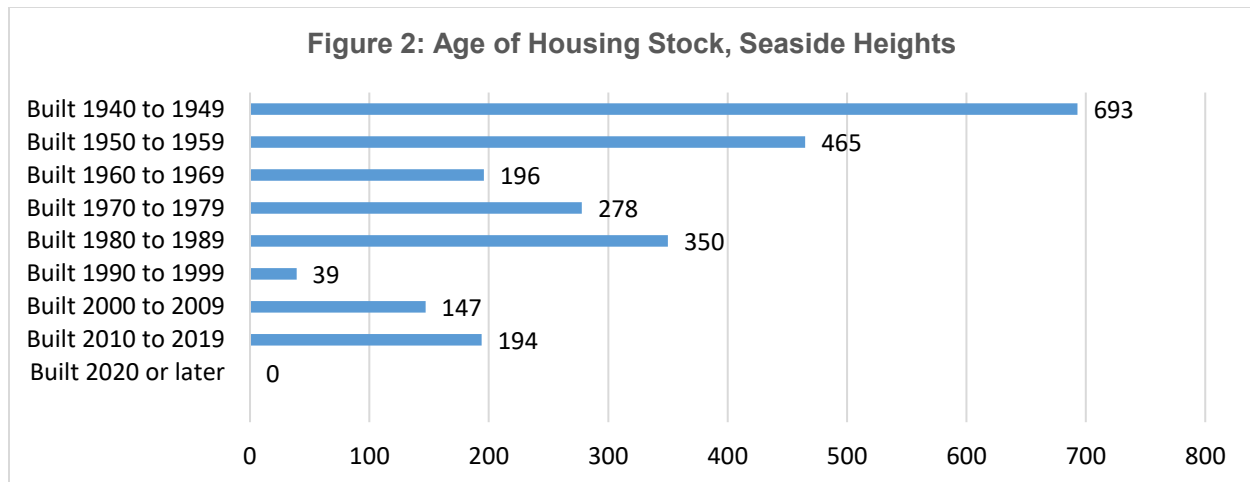
### EXISTING HOUSING CONDITIONS

Seaside Heights’s housing stock is predominantly vacant, as indicated in Table 7. About 61% of the housing units are vacant out of which 89% are sold, but not occupied. Of the total 1,075 occupied housing units, 40.2% are owner-occupied and 59.8% are renter-occupied.

Table 7: Housing Units, 2023, Seaside Heights		
	Number	Percent
<b>Total Housing Units</b>	2,807	100.0%
<b>Occupied Housing Units</b>	<b>1,075</b>	<b>38.3%</b>
Owner Occupied	432	40.2%
Renter Occupied	643	59.8%
<b>Vacant Housing Units</b>	<b>1,732</b>	<b>61.7%</b>
For rent	0	0.0%
Rented, not occupied	0	0.0%
For sale only	15	0.9%
Sold, not occupied	1,541	89.0%
For seasonal, recreational, or occasional use	0	0.0%
For migrant workers	169	9.8%
Other vacant	0	0.0%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04 and B25004)		

As illustrated in Figure 2, building activity in the Borough was at its peak during the period of 1940-1949. Post 2020, construction appears to have dipped substantially, due to the Covid-19 pandemic and a decreasing population.

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan



### HOUSING TYPE AND SIZE

Seaside Heights's housing stock is predominantly comprised of single-family detached homes, making up about 40.1% of the total housing units. It is followed by 3 or 4 units, 2 units, 5 to 9 units with a respective 18.6%, 15.7%, and 10.8% share of the total units. In terms of bedrooms, 47.2% and 22.2% are made up of 2- and 3-bedroom units, respectively.

Table 8: Housing Units by Type, 2023, Seaside Heights		
	Number	Percent
<b>Total Housing Units</b>	2,807	100.0%
<b>1-unit detached</b>	1,127	40.1%
<b>1-unit, attached</b>	22	0.8%
<b>2 units</b>	440	15.7%
<b>3 or 4 units</b>	522	18.6%
<b>5 to 9 units</b>	304	10.8%
<b>10 to 19 units</b>	190	6.8%
<b>20 or more units</b>	202	7.2%
<b>Mobile home</b>	0	0.0%
<b>Boat, RV, Van, etc.</b>	0	0.0%
<b>Bedrooms</b>		
<b>No bedroom</b>	151	5.4%
<b>1 bedroom</b>	375	13.4%
<b>2 bedrooms</b>	1,326	47.2%
<b>3 bedrooms</b>	624	22.2%
<b>4 bedrooms</b>	171	6.1%
<b>5 or more bedrooms</b>	160	5.7%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04)

### HOUSING VALUES AND CONTRACT RENTS

Table 9 provides a detailed breakdown of home values for owner-occupied units within the Borough. According to the ACS 5-Year Estimates, the majority of housing units in Seaside Heights

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

(53.7%) were valued between \$300,000 to \$499,999, similar to the County's share at 36.7%. The median value of an owner-occupied home in Seaside Heights in 2023 was \$376,700, which is slightly higher than the County's median.

Table 9: Value of Owner-Occupied Housing Units, 2023				
	Seaside Heights		Ocean County	
	Number	Percent	Number	Percent
Total	432	100.0%	193,630	100.0%
Less than \$50,000	7	1.6%	6722	3.5%
\$50,000 to \$99,999	0	0.0%	7606	3.9%
\$100,000 to \$149,999	8	1.9%	6557	3.4%
\$150,000 to \$199,999	42	9.7%	10614	5.5%
\$200,000 to \$299,999	21	4.9%	38410	19.8%
\$300,000 to \$499,999	232	53.7%	71,026	36.7%
\$500,000 to \$999,999	115	26.6%	43,985	22.7%
\$1,000,000 and greater	7	1.6%	8,710	4.5%
Median Value	\$376,700		\$366,600	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

Table 10 below provides a breakdown of gross rent paid within the Borough and County. Rental prices at Seaside Heights majorly fall between the range of \$1,000 to \$1,499 per month at 49.8%. At the County level, the majority share lies between the range of \$1,500 to \$1,999 at 33.5%. According to the 2023 ACS 5-Year Estimates, the median gross rent in the Borough was \$1,429, lower than the County median of \$1,702.

Additionally, approximately 16 units in the Borough did not require cash rent payments, compared to 3,010 such units across the County.

Table 10: Gross Rent Paid, 2023				
	Seaside Heights		Ocean County	
	Number	Percent	Number	Percent
Total	627	100.0%	44,881	100.0%
Less than \$500	0	0.0%	1,911	4.3%
\$500 to \$999	44	7.0%	3,137	7.0%
\$1,000 to \$1,499	312	49.8%	11,324	25.2%
\$1,500 to \$1,999	199	31.7%	15,025	33.5%
\$2,000 to \$2,499	72	11.5%	8,562	19.1%
\$2,500 to \$2,999	0	0.0%	2,654	5.9%
\$3,000 or more	0	0.0%	2,268	5.1%
No rent paid	16	2.6%	3,010	6.7%
Median Contract Rent	\$1,429		\$1,702	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

HOUSING CONDITIONS

According to the 2023 ACS estimates, no units out of the total owner-occupied units and renter-occupied units are overcrowded in Seaside Heights, meaning that no unit houses more than 1 persons per room. The data also reveals that there are 10 units that lack plumbing facilities and 0 units that lack kitchen equipment in the Borough as of 2023. These housing deficiencies are key factors in assessing overall housing conditions across the Borough and determining municipal rehabilitation needs. Table 11 below provides a breakdown of housing deficiency characteristics based on the 5-year ACS data.

Table 11: Housing Deficiency Characteristics, 2023, Seaside Heights		
Housing Units with 1.01 or More Persons Per Room		
	Count	Percent
Owner-Occupied	0	0.0%
Renter-Occupied	0	0.0%
<b>Plumbing Facilities</b>		
Total Occupied Housing Units	1,075	100.0%
Lacking complete plumbing facilities	10	0.9%
<b>Kitchen Equipment</b>		
Total Occupied Housing Units	1,075	100.0%
Lacking complete kitchen facilities	0	0.0%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables B25014, S2504)		

HOUSING STOCK

According to the New Jersey Department of Community Affairs (DCA), Borough of Seaside Heights issued building permits for 126 new residential units between January 2013 and December 2023. During this period, the Borough also approved 64 residential demolition permits. Subtracting the demolition permits from the construction permits reveals a net increase of 62 residential units over the same timeframe.

Notably, the growth in Borough's one- and two-family housing stock remained limited until after 2020, with the most significant increase occurring in 2023. No multi-family developments were constructed, with the sole exception of 2017.

Table 12: Building Permits and Demolition Permits Issued 2013 - 2023						
Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2013	3	0	0	3	28	-25
2014	1	0	0	1	2	-1
2015	0	0	1	1	11	-10
2016	0	0	0	0	2	-2
2017	0	91	0	91	0	91
2018	0	0	0	0	0	0
2019	0	0	0	0	0	0



## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

Table 12: Building Permits and Demolition Permits Issued 2013 - 2023						
Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2020	2	0	0	2	2	0
2021	0	0	0	0	0	0
2022	5	0	0	5	19	-14
2023	23	0	0	23	0	23
<b>Total</b>	<b>34</b>	<b>91</b>	<b>1</b>	<b>126</b>	<b>64</b>	<b>62</b>
Source: NJ DCA, Construction Reporter 2013 to 2023						

**EMPLOYMENT DATA****EMPLOYMENT STATUS**

ACS estimates provide data on the work activity of residents aged 16 and older. As of 2023, the Borough's working-age population was 1,775 with approximately 895 residents in the labor force. Around half of the Borough's working-age residents were not participating in the labor force at the time of the estimates. This is slightly higher than the County's non-participation rate of 41%. About 50.4% of the Borough's labor force were employed in civilian jobs, with no residents reported as members of the armed forces. The unemployment rate for Borough residents was approximately 3.5%, comparable to the County's rate of 3.2%.

Table 13: Employment Status, 2023				
	Seaside Heights		Ocean County	
	Number	Percent	Number	Percent
<b>Population 16 years and over</b>	<b>1,775</b>	<b>100.0%</b>	<b>502,187</b>	<b>100.0%</b>
In labor force	895	50.4%	296,116	59.0%
Civilian Labor Force	895	50.4%	295,499	58.8%
Employed	833	46.9%	279,228	55.6%
Unemployed	62	3.5%	16,271	3.2%
Armed Forces	0	0.0%	617	0.1%
Not in Labor Force	880	49.6%	206,071	41.0%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)				

**WORKER CLASSIFICATION**

As shown in Table 14 below, approximately 70.8% of Borough's workers were employed in private wage and salary positions, while 7.8% were self-employed. Government employees made up 21.4% of the workforce, with no unpaid family workers.

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

Table 14: Classification of Workers, Seaside Heights, 2023		
	Number	Percent
<b>Total</b>	<b>833</b>	<b>100.0%</b>
Private Wage and Salary Worker	590	70.8%
Government Worker	178	21.4%
Self-Employed Worker	65	7.8%
Unpaid Family Worker	0	0.0%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)		

WORKFORCE BY SECTOR

An analysis of employed individuals over the age of 16 by economic sector reveals that there is a diverse range of industries in which the Borough's working-age population is engaged, sector with the highest share of workforce is educational and healthcare services at 20.3%. It is followed by retail trade and arts, entertainment services at 17.3% and 12.6%, respectively.

Table 15: Workforce by Sector, Seaside Heights, 2023		
Industry	Number	Percent
<b>Civilian employed population 16 years and over</b>	<b>833</b>	<b>100.0%</b>
Agriculture, forestry, fishing and hunting and mining	0	0.0%
Construction	46	5.5%
Manufacturing	22	2.6%
Wholesale trade	18	2.2%
Retail trade	144	17.3%
Transportation and warehousing, and utilities	68	8.2%
Information	46	5.5%
Finance and insurance, and real estate and rental and leasing	44	5.3%
Professional, scientific, and management, and administration and waste management services	48	5.8%
Educational services, health care and social assistance	169	20.3%
Arts, entertainment, recreation, and accommodation and food services	105	12.6%
Other services, except public administration	20	2.4%
Public administration	103	12.4%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)		

OCCUPATIONS BY TYPE

Table 16 presents a breakdown of occupations by type within the Borough's employed civilian labor force. The largest segment is engaged in management, business, science, and arts occupations (39.3%), closely followed by service occupations (24.1%) and sales and office occupations (17.6%).

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

Table 16: Occupations by Type, Seaside Heights, 2023		
	Number	Percent
<b>Employed Civilian population 16 years and over</b>	<b>833</b>	<b>100.0%</b>
Management, business, science, and arts occupations	327	39.3%
Service occupations	201	24.1%
Sales and office occupations	147	17.6%
Natural resources, construction, and maintenance occupations	30	3.6%
Production, transportation, and material moving occupations	128	15.4%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)		

COMMUTING TO WORK

As shown in Table 17 below, a vast majority of Borough residents (70.7%) commute to work alone by private vehicle, which is slightly lower compared to the County's rate of 76.5%. At the Borough level, 9.2% of the workers walk to work and 7.6% work from home. At the County level, 11.6% work from home and 8% carpool for work.

Table 17: Means of Commute, 2023				
	Seaside Heights		Ocean County	
	Number	Percent	Number	Percent
<b>Workers 16 years and over</b>	<b>826</b>	<b>100.0%</b>	<b>271,882</b>	<b>100.0%</b>
Car, truck, van - Drove Alone	584	70.7%	207,910	76.5%
Car, truck, van - Carpooled	23	2.8%	21,641	8.0%
Public transportation (excluding taxicab)	33	4.0%	3,128	1.2%
Walked	76	9.2%	3,589	1.3%
Other means	47	5.7%	4,192	1.5%
Worked from home	63	7.6%	31,422	11.6%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)				

As indicated in Table 18 below, 46.4% of the Borough residents have a commute of more than 30 minutes, which is slightly higher compared to the County which is at 42.3%. Similarly, 28% of the Borough residents have a commute of less than 20 minutes while the County's share is greater at 39%.

As such, the mean travel time to work in the Borough is 31.5 while at the County level it is 30.7 minutes.

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

Table 18: Travel Time to Work, 2023				
	Seaside Heights		Ocean County	
	Number	Percent	Number	Percent
Less than 10 minutes	164	21.5%	29,788	12.4%
10 to 19 minutes	51	6.7%	64,200	26.7%
20 to 29 minutes	194	25.4%	44,761	18.6%
30 to 44 minutes	136	17.8%	44,155	18.4%
45 to 59 minutes	78	10.2%	21,155	8.8%
60 to 89 minutes	97	12.7%	23,748	9.9%
90 or more minutes	43	5.6%	12,653	5.3%
Mean travel time to work (minutes)	31.5		30.7	
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03, B08303)				

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

## FAIR SHARE PLAN

Affordable Housing regulations define a “Fair Share Plan” as follows:

*"Fair share plan" means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L., by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.*

### FAIR SHARE OBLIGATION

The Borough’s Fair Share Plan specifically describes the completed and proposed mechanisms to address the Prior Round obligations, present need (Rehabilitation) obligation, and prospective need (Fourth Round) obligation. Seaside Heights’ present and prospective need numbers for the Fourth Round (2025 to 2035) as calculated by the New Jersey Department of Community Affairs (DCA) were agreed to by the Borough per Resolution #25-62 of the Borough Governing Body. The DCA present need and prospective need agreed to by the Borough are 20 units and 36 units, respectively. An analysis was undertaken to determine if a vacant land adjustment for the Borough’s Fourth Round prospective need obligation was warranted. The analysis indicated that the Borough’s realistic development potential (RDP) is seven (7) units, with an unmet need of 29 units. Per the 2024 Affordable Housing Act and regulations, a municipality which “receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall...identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted” in the Housing and Fair Share Plan and must adopt zoning regulations allowing for such.

The following table summarizes the Borough’s cumulative affordable housing obligation. The First and Second Round obligation, and the Third Round obligation are derived from the Econsult Solutions report of March 28, 2018 entitled *Statewide and Municipal Obligations Under Jacobson Opinion*.

Table 19: Borough of Seaside Heights Affordable Housing Obligation Summary, 1987 - 2035	
Obligation Type	
<b>Present Need</b>	
Fourth Round Obligation	20
<b>First &amp; Second Round</b>	
Prior Round Obligation (1987-1999)	0
<b>Third Round</b>	
Unmet Need (1999-2025)	64

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

Table 19: Borough of Seaside Heights Affordable Housing Obligation Summary, 1987 - 2035	
Obligation Type	
Prospective Need	
Fourth Round Obligation (2025-2035)	36

**Income Levels**

Seaside Heights Borough is in COAH's Region 4, which includes Mercer, Monmouth, and Ocean Counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very-low income households are a subset of "low income" households, and are defined as households earning 30% or less of the regional median income.

2025 Income Limits for Region 3								
Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6-Person Household	7-Person Household	8+-Person Household
<b>Moderate</b>	\$75,440	\$86,160	\$96,960	\$107,680	\$116,320	\$124,960	\$133,600	\$142,160
<b>Low</b>	\$47,150	\$53,850	\$60,600	\$67,300	\$72,700	\$78,100	\$83,500	\$88,850
<b>Very Low</b>	\$28,290	\$32,310	\$36,360	\$40,380	\$43,620	\$46,860	\$50,100	\$53,310
Source: 2025 Income Limits prepared by New Jersey Housing and Mortgage Financing Agency								

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

### PRESENT NEED (REHABILITATION) OBLIGATION

The Borough has a rehabilitation obligation of 20 units to satisfy the Fourth Round Present Need.

The Borough of Seaside Heights has adopted an affordable housing development fee ordinance. It is committed to starting its own municipal rehabilitation program to repair major systems of existing dwellings in the Borough that are owned or occupied by low and moderate income households.

### PRIOR ROUND OBLIGATIONS AND MECHANISMS (1987-1999)

The Borough has a cumulative obligation of 0 units in order to satisfy its Prior Round (1987 – 1999) obligations, and therefore no mechanisms need to be identified.

### THIRD-ROUND UNMET NEED AND MECHANISMS

The Borough had a total Third Round (1999 – 2025) Obligation of 64 affordable units. Given the size of the Borough (0.62 Square miles) and the fact that almost entirety of Borough is in special flood hazard area and amount of vacant land is minimal, the Borough is seeking a vacant land adjustment per the third round rules and notes that the RDP should be 0 for the third round obligation. This is further enhanced that a thorough analysis was prepared for the fourth Round resulting in the RDP of 7 units. The Borough is noting the 64 units as Unmet need for its Third Round. The Borough is seeking to address this unmet need through the following development:

### SENIOR RENTAL UNITS

#### *Cornerstone at Seaside*

Block 28 Lot 7.01

Status: Built

This is a 100% Senior Affordable rental development and contains 91 affordable rental units restricted to seniors. Third Round Substantive Rules at Chapter 5:97-5.3(b) provide that age-restricted units are not subject to formulas restricting the percentage of such units that may be applied to the Borough's unmet need if it was constructed prior to the municipality's petition. Given that the Borough has not filled a petition to-date, and the units were constructed and deed restricted in 2019, the Borough is claiming all units at Cornerstone as addressing the Third Round unmet need.



## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan



## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

### VACANT LAND AND REALISTIC DEVELOPMENT POTENTIAL ANALYSIS

The Fair Housing Act allows for municipalities to adjust their prospective need down to a more realistic number if it can be demonstrated that there is not sufficient vacant and available land to accommodate new growth. This process is referred to as a **Vacant Land Adjustment (VLA)**, and it is used to determine a **Realistic Development Potential (RDP)**, which can be used as the targeted prospective need in lieu of the obligations otherwise required by the Fair Housing Act.

A VLA was undertaken to determine the RDP for Seaside Heights. The memo summarizing the analysis is found in the Appendices. The analysis indicates insufficient vacant land suitable for residential development of sufficient density to provide the prospective need obligation of 36 units.

The Borough's VLA resulted in Fourth Round RDP and unmet need as follows:

RDP = 7 units

Unmet Need (Fourth Round) = 29 units

### FOURTH ROUND PROSPECTIVE NEED OBLIGATIONS

The Borough has a Fourth Round (2025 – 2035) Prospective Need Obligation of 36 affordable units. However, the Borough is seeking a vacant land adjustment and calculated the RDP equal to 7 units. Additionally, based on the current law, the Borough must identify properties likely to redevelop during the Fourth Round that will provide sufficient residential units to provide 25% of the Prospective Need obligation that has been adjusted. The Borough must also adopt suitable zoning regulations to allow for the adequate development opportunities for the remaining unmet need.

The following minimum and maximum requirements must be met when addressing the Third Round Obligation:

- **Age-Restricted Units:** A maximum of 30% of credits claimed by the Borough may be age-restricted, or senior housing units exclusive of bonus credits.
  - $30\% \times (7-1) = 1$
  - A maximum of 1 units may be age-restricted senior housing units.
  - The Borough is not claiming any credits for age-restricted units.
- **Family Units:** A minimum of 50% of credits to satisfy the Fourth Round shall be for units available to families (non-age restricted or non-special needs housing), exclusive of bonus
  - $50\% \times (7-1) = 3$

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

- A minimum of 3 units must be family units.
- The Township is claiming 3 credits for family units, thereby meeting this requirement.
- **Rental Units:** A minimum of 25% of credits claimed by the Township must be rental units, with at least half of those rental units being available to families.
  - $25\% \times (7-1) = 2$
  - A minimum of 2 units must be rental units.
  - A minimum of 1 units must be family rental units.
  - A total of 3 credits are rental units, with all 3 available for families. This requirement is therefore met.
- **Bonus Credits:** The Borough may claim bonus credits for rental units at the following ratios, with a maximum of 25% of the obligation being satisfied through bonus credits:
  - A maximum of 1 bonus credit can be applied to the Fourth Round obligation.
  - The Township is claiming 1 bonus credits. This meets the cap on the number of bonus credits.

## FOURTH ROUND COMPLIANCE MECHANISMS

The Borough has identified the following property that through appropriate development will provide credits toward meeting its RDP obligation and provides units that address the Borough's unmet need. A total of three credits are being claimed for family rental units, three for group homes

### FAMILY RENTAL UNITS

#### Hershey Motel Site – 3 Credits

1415 Boulevard Avenue

1.8136 Acres

Block 42, Lot 1

Status: Proposed

The owner of the Hershey Motel site is currently working with the Borough to identify the best development option for the site, which occupies an entire Borough block bounded by the Boulevard, Sampson Avenue, West Central Avenue, and Carteret Avenue. A zoning overlay district to permit a multi-family development will be proposed for the site with a density of 50 dwelling units per acre and a minimum affordable set-aside of 20%. At full build-out the property will provide 90 units, of which 18 will be required affordable set-aside units. All will be family rental units. The Borough is claiming three (3) credits for this site towards its RDP and the rest

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

would be to meet its unmet need. Affordable housing units will be developed in accordance with UHAC requirements.

- ***Available***

The Borough is currently working with the owner who has expressed interest in constructing a residential development. Although a title search has not been completed, there do not appear to be any deed restrictions, title issues, or substantial environmental constraints.

- ***Suitable***

The location of the site is appropriate for a multi-family project, as the adjacent sites are existing residential and commercial developments abutting the property. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. Although, the site is within the FEMA 100-year floodplain, the site is not encumbered by wetlands and steep slopes. The site is not surrounded by industrial users and has sufficient space for adequate buffering.

- ***Developable***

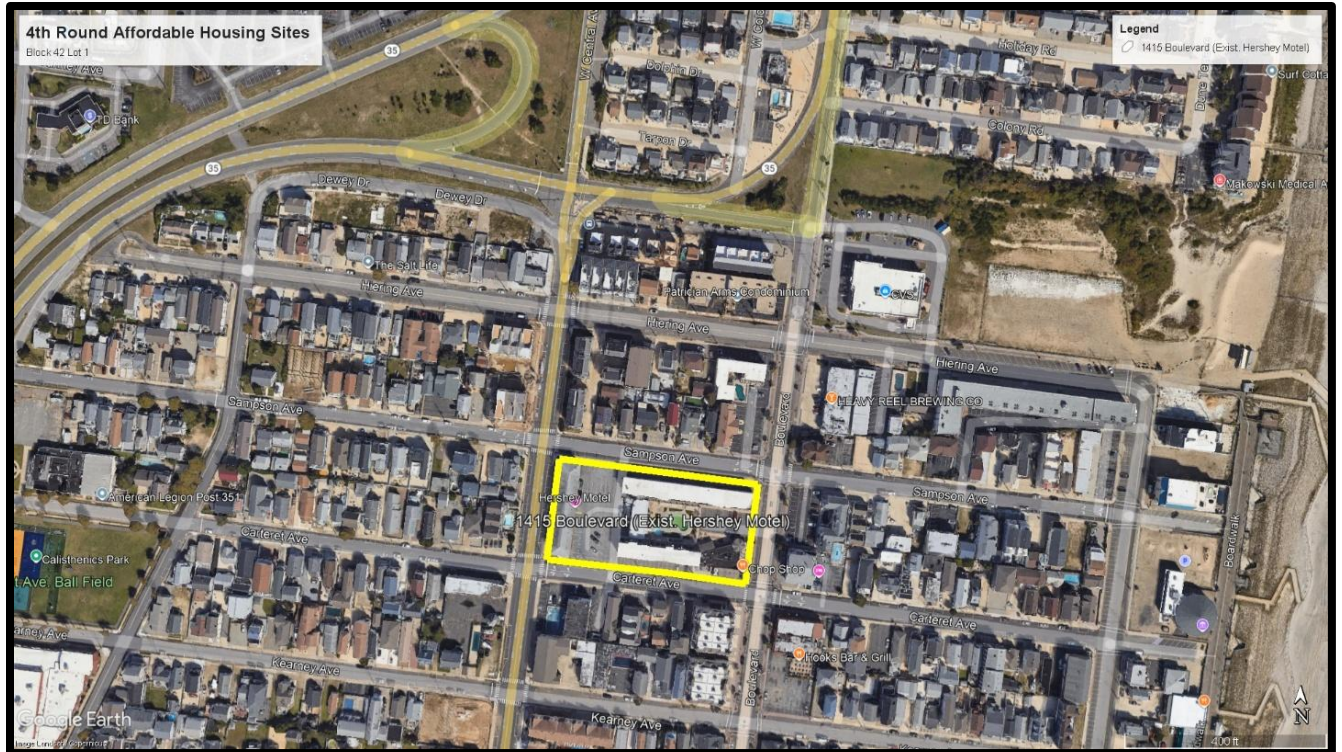
The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits no environmental constraints and is suitable for development. The site is within the sewer service area and will be served by the Borough's Municipal Utilities Authority (MUA).

- ***Approvable***

The Borough will produce an ordinance to provide an zoning overlay district that proposes a density of 50 dwelling units per acre on site, with an affordable unit set-aside of 20%. At maximum build-out, the site would be able to provide 90 dwelling units with a minimum affordable set-aside of 18 units.



## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

**SUPPORTIVE/SPECIAL NEEDS HOUSING**

Following are the group homes that currently exist in the Borough of Seaside Heights. The Borough is claiming three (3) credits for these homes, along with one (1) bonus credit, with the remaining 13 units used to help address the Borough's unmet need.

Name of Group Home	Block/Lot	Address	Credits	Unmet Need	Bonus Credits
Bright Harbor Health Services	9/18	122-124 Porter Avenue	3	4	1
	76/11	120 Haring Avenue		3	
	46/11.01	112 Sheridan Avenue		6	
<b>Total</b>			<b>3</b>	<b>13</b>	<b>1</b>

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

### **AFFORDABLE HOUSING OVERLAY**

The following method will provide means by which additional affordable units can be built during the Fourth Round with the goal of further reducing the Borough's unmet need.

#### **Affordable Housing Overlay**

The Borough proposes to adopt an affordable housing overlay district encompassing the entire Borough (excluding the islands located in Barnegat Bay). The overlay district is intended to provide opportunities and requirements for additional affordable housing. Any proposed affordable housing will meet UHAC requirements.

## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

**HOUSING ADMINISTRATION****AFFORDABLE HOUSING ORDINANCE**

The Borough will adopt a new affordable housing ordinance to add a chapter on affordable housing to its Municipal Code. The ordinance will be compliant with all current Fair Housing Act and Uniform Housing Affordability Controls (UHAC) requirements.

- All new affordable housing units will have a minimum of 50% of the units be available to low income households, with at least 13% of units being available to very-low-income households. No more than 50% of housing units shall be made available to moderate income households.
- All new construction shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b.
- All affordable units shall fully comply with UHAC.
- In inclusionary developments, the affordable units shall be integrated with the market rate units.
- Construction of affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:93-5.6(d).
- All affordable units shall be affirmatively marketed in accordance with UHAC and applicable laws.

The Borough's code will be amended to require that all affordable units shall be subject to affordability controls of at least 40 years from the initial date of occupancy for new construction.

**DEVELOPMENT FEE ORDINANCE**

The Borough adopted a development fee ordinance (#2024-33) on December 18, 2024 that requires that all new residential construction make a contribution equal to 1.5% of the equalized assessed value of the construction, and all new non-residential construction provide a contribution of 2.5% of the equalized assessed value of the construction, to the Borough's dedicated Affordable Housing Trust Fund.

**AFFORDABLE HOUSING TRUST FUND**

The Borough is establishing an interest-bearing affordable housing trust fund, and consistent with the development fee ordinance discussed above, will impose development fees on all applicable residential and non-residential development, and said fees shall be deposited into the affordable housing trust fund.

The Borough will adopt by resolution a Spending Plan for the affordable housing trust fund. The Spending Plan will provide an outline of how the Borough intends to utilize these funds to further the goals and mechanisms established in this Plan, and in accordance with prior COAH regulations found at N.J.A.C. 5:97 et seq, and with the Fair Housing Act. This will include a summary of



## Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

revenues and expenditures to date from the affordable housing trust fund, identify mechanisms to collect revenues, project anticipated future revenues and interest, as well as outline all proposed spending from the trust fund. Funds will be spent on appropriate housing activity, affordability assistance, and administrative expenses consistent with applicable prior COAH regulations.

In the event that funding sources identified in the Spending Plan prove to be inadequate to complete the affordable housing programs outlined in this Housing Plan, the Borough shall provide sufficient funding to address any such shortfalls.

### AFFORDABILITY ASSISTANCE PROGRAM

The Borough will address the minimum affordability assistance requirements of the Affordable Housing Trust Fund spending in accordance with an Affordability Assistance Program that it will implement, consistent with the Settlement Agreement and the Spending Plan outlined above.

### MUNICIPAL HOUSING LIAISON

The Borough adopted an ordinance (#2025-02) on February 5, 2025 establishing the position of Municipal Housing Liaison, who will be responsible for overseeing all affordable housing regulations and corresponding with administrative agent(s), the public, and all other related affordable housing professionals.

### AFFORDABLE HOUSING ADMINISTRATIVE AGENT

The Borough will ensure that all future projects are administered by a qualified affordable housing professional and will appoint an Administrative Agent to administer all projects that do not have their own administrative agent.

Pursuant to N.J.A.C. 5:80-26.15(f), the Borough will adopt an updated Affirmative Marketing Plan to ensure that all available affordable units are marketed to the appropriate populations.

Borough of Seaside Heights – Housing Plan Element and Fair Share Plan

## APPENDICES